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Cc: [Keefe, Daniel](#); [White, Sarah](#); ["Buckley, David \(DEP\)"; Craffey, Paul \(DEP\)](#)
Subject: Walton & Lonsbury Meeting Summary Notes
Date: Friday, May 18, 2018 10:10:00 AM
Attachments: [City of Attleboro 05.07.18 Meeting Summary Notes.docx](#)

Good morning Mayor Heroux,

Thank you again for taking the time to meet with EPA and MassDEP last week to discuss the Walton & Lonsbury Superfund Site. I've attached EPA's meeting summary notes for your reference. If you prefer, I am more than glad to distribute the notes to the others who were in attendance.

Please feel free to let me know if you have any questions.

Kind regards,

Ethan Finkel
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**UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
REGION 1
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BOSTON, MA 02109-3912**

*Walton & Lonsbury Superfund Site, Attleboro, MA
Briefing for City of Attleboro
May 7, 2018*

Attendees

U.S. Environmental Protection Agency (EPA)

- Dan Keefe, Section Chief
- Ethan Finkel, Remedial Project Manager (RPM)
- Sarah White, Community Involvement Coordinator (CIC)

Massachusetts Department of Environmental Protection (MassDEP)

- David Buckley, State Project Manager
- Paul Craffey, MA Superfund

City of Attleboro

- Paul Heroux, Mayor
- Gary Ayrassian, Planning & Development
- Chris Quinn, M.D., Health Department
- Thomas Hayes, Wastewater Department
- Nick Wyllie, Environmental Planner/Conservation Agent
- Kourtney Wunschel, Water Department

Meeting Summary

On May 7, 2018, the EPA, MassDEP, and City of Attleboro officials held a meeting to discuss progress at the Walton & Lonsbury Superfund Site ("the Site") located in Attleboro, MA. The meeting served generally to provide an update to the Mayor and City officials with regard to the ongoing Remedial Investigation (RI) and Feasibility Study (FS). Specific topics included: MassDEP's Groundwater Use & Value Determination, vapor intrusion, recent changes in EPA's assessment of risk due to lead, future land uses, and land use controls (referred to by EPA as "Institutional Controls" or ICs).

Meeting Topics

The State (acting through MassDEP) completed a Groundwater Use & Value Determination. MassDEP identified that groundwater within the City's Bungay River Water Resource Protection District is a potential future water supply source and ascribed it a "medium" use and value. Accordingly, EPA will evaluate cleanup options which restore groundwater that extends into this resource area to this beneficial future use.



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With regard to vapor intrusion (a process potentially affecting indoor air quality), EPA reviewed with the City the results of recent indoor air assessments. Other than the three homes that were previously identified as requiring a vapor mitigation system, the results of the EPA assessment indicated that there are no other unacceptable risks to indoor air. The FS will evaluate alternatives that have the potential to eliminate the need for the existing three mitigation systems.

EPA reviewed recent changes to its evaluation of lead (changes to lead guidance) which resulted in the need to collect additional surface soil samples during the past year. The results identified an unacceptable risk in surface soil samples collected from residential properties west of North Ave (abutting the wetland south of the Site). Consequently, EPA will evaluate cleanup alternatives to mitigate this risk.

EPA discussed land use controls (referred to by EPA as Institutional Controls) that may be considered as a part of EPA's remedy. Deed notices, restrictions, City ordinances, or activity use limitations are possible forms of ICs that may be applied at certain properties or areas to prevent or limit certain uses or activities.

Future use of the Walton & Lonsbury property was also discussed. The Walhard Realty Trust is the current property owner, and a portion of the property is leased to Walsh Contracting Corporation. The City discussed maintaining the existing zoning for the property, and in the event the property was to be acquired, it could be used as municipal property for public use (e.g., a parking lot). Consequently, EPA will evaluate alternatives commensurate with existing industrial use.

Lastly, EPA outlined the future cleanup milestones and what is ahead for the remainder of 2018. A Proposed Plan, the document summarizing EPA's preferred remedial alternative(s), is scheduled to be released in September 2018. EPA will hold a public meeting to present the plan followed by a formal 30-day public comment period. Pending State and community acceptance, the selected remedy would then be documented in a Record of Decision (ROD), which is currently scheduled for December 2018.

EPA will continue to be in contact and work with the City of Attleboro in order to ensure timely and effective implementation of the cleanup at the Walton & Lonsbury Superfund Site.